

3.6 PARKING AND CIRCULATION

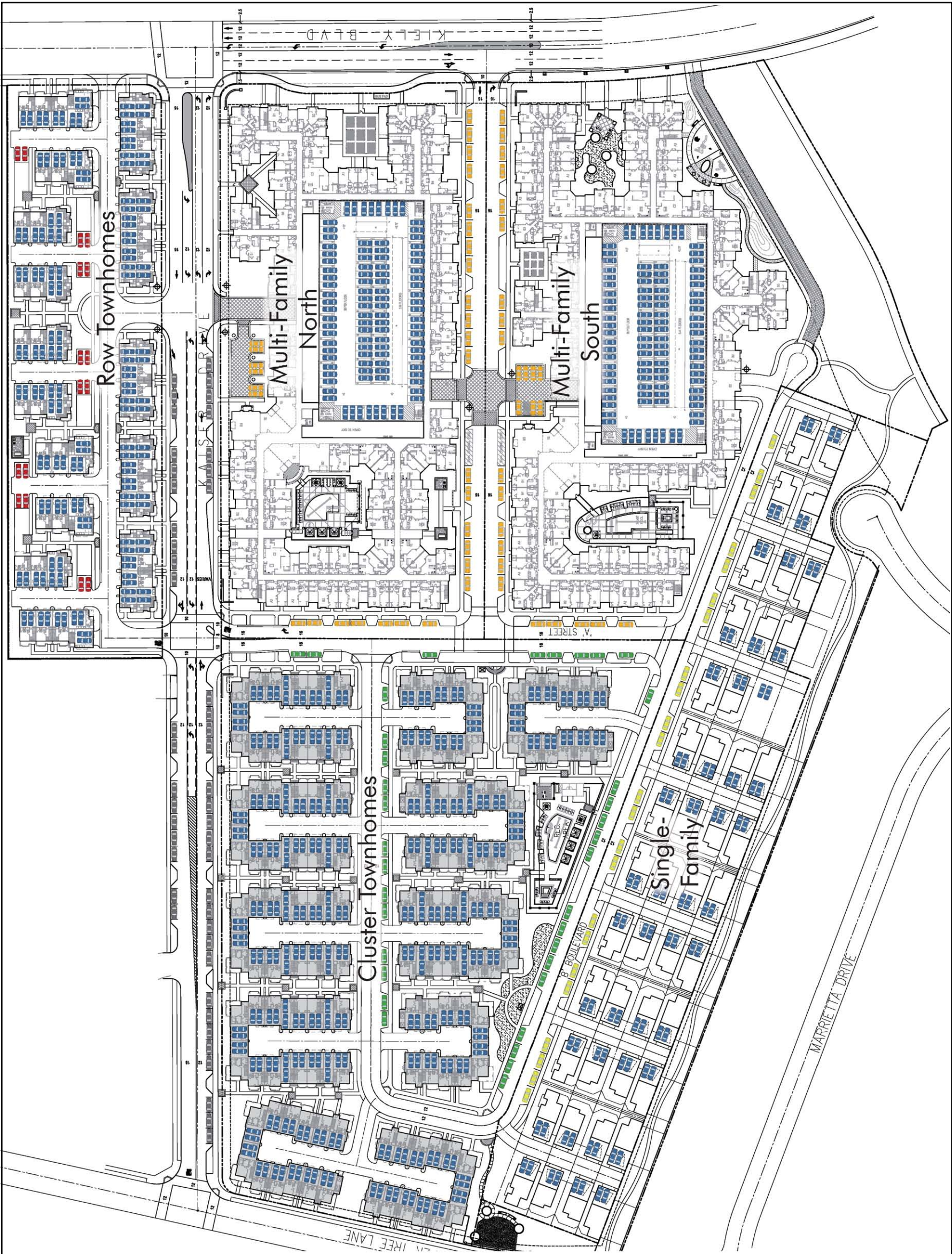
Figure 3.0-5, Proposed Vehicular Circulation and Parking Plan, shows the conceptual vehicular circulation and parking plan for the project site. Access to the site would be provided from Kaiser Drive and Kiely Boulevard. Kaiser Drive is currently a private street with an easement that allows vehicles from the neighborhood west of the street to access Kiely Boulevard. Kaiser Drive would be dedicated for use as a public street as part of project approval. No driveways would be provided on Pepper Tree Lane or Miles Drive. Parcels 1 and 2 are proposed to have one primary access road entry and parking lot entrance from Kaiser Drive and one secondary access road entry from Kiely Boulevard. The secondary entry from Kiely Boulevard would be right-in/right-out only. Parcel 3 is proposed to have two driveway entries from Kaiser Drive. Primary and secondary streets would be constructed to provide internal circulation, with the main vehicular circulation in a north-south and east-west direction. Emergency vehicle access would be provided from Kiely Boulevard. **Table 3.0-2, Proposed Parking** and **Figure 3.0-5** shows the number of parking spaces and configuration of parking proposed at the project site. As shown in the table, a total of 1,790 parking spaces would be provided, including 2 parking spaces for each housing unit on the site and 133 guest parking spaces.

The multi-level aboveground parking garages would be located in the middle of each apartment building and provide parking for the multi-family units. The parking garages would be open to the atmosphere on all sides, but would contain a roof to provide covered parking for all vehicles. The two multi-level parking garages would provide a total of 1,072 parking spaces (548 spaces for the north multi-family building and 524 spaces for the south multi-family building) and 58 guest parking spaces for the multi-family units.

**Table 3.0-2
Proposed Parking**

Housing	Number of Housing	Required Parking	Standard	Parking Provided Tandem	Guest	Total
Single-Family Attached – Town Houses	152	335	256	48	36	340
Single-Family Attached – Row Houses	73	161	98	48	16	162
Single-Family Detached	45	99	90	0	23	113
Multi-Family Apartment Units	536	1072	1,072	0	58	1,175
TOTAL			1,516	96	133	1,790

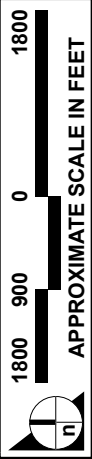
Source: The Dahlin Group 2008



LEGEND			
UNIT TYPE		REQUIRED	PROVIDED
MULTI-FAMILY (536)	RESIDENT*	1072	1072
	NORTH	---	548 (51%)
	SOUTH	---	524 (49%)
	GUEST	---	58
ADD. NORTH		---	45
TOTAL		1072	1175
CLUSTER TOWNHOME (152)	RESIDENT*	304	304
	STANDARD	---	256 (84%)
	TANDEM	---	48 (16%)
	GUEST**	31	36
TOTAL		335	340
ROW TOWNHOME (73)	RESIDENT*	146	146
	STANDARD	---	98 (67%)
	TANDEM	---	48 (33%)
	GUEST**	15	16
TOTAL		161	162
S.F.D. (45)	RESIDENT*	90	90
	STANDARD	---	90 (100%)
	TANDEM	---	0 (0%)
	GUEST**	9	23
TOTAL		99	113
TOTALS (+80)		1667	1790

* 2 covered parking spaces required per unit.

** 10% guest parking required.



SOURCE: Fairfield Development - June 2008



966-001-07/08

Proposed Vehicular Circulation and Parking Plan

FIGURE 3.0-5